



**CITY OF SUNNYVALE  
REPORT  
Planning Commission**

**November 22, 2004**

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**SUBJECT:**           **2004-0813 – Sierra Proto Express** [Applicant] **Onorato Patricia T Trustee & Et Al** [Owner]: Application for related proposals on a 1.2-acre site located at **1108 West Evelyn Avenue** in an M-S (Industrial & Service) Zoning District; (APN: 161-31-036) (Negative Declaration)

Motion           **Variance** from Sunnyvale Municipal Code section 19.34.070 to allow a rear yard setback of 31 feet and 6 inches where 100 feet is required for an industrial zoned property adjacent to a residential zoning district.

Motion           **Use Permit** to allow a 6,438 square-foot addition to an existing industrial building resulting in 45% Floor Area Ratio where 35% is allowed without a Use Permit.

**REPORT IN BRIEF**

**Existing Site**           Industrial/Manufacturing Building

**Conditions**

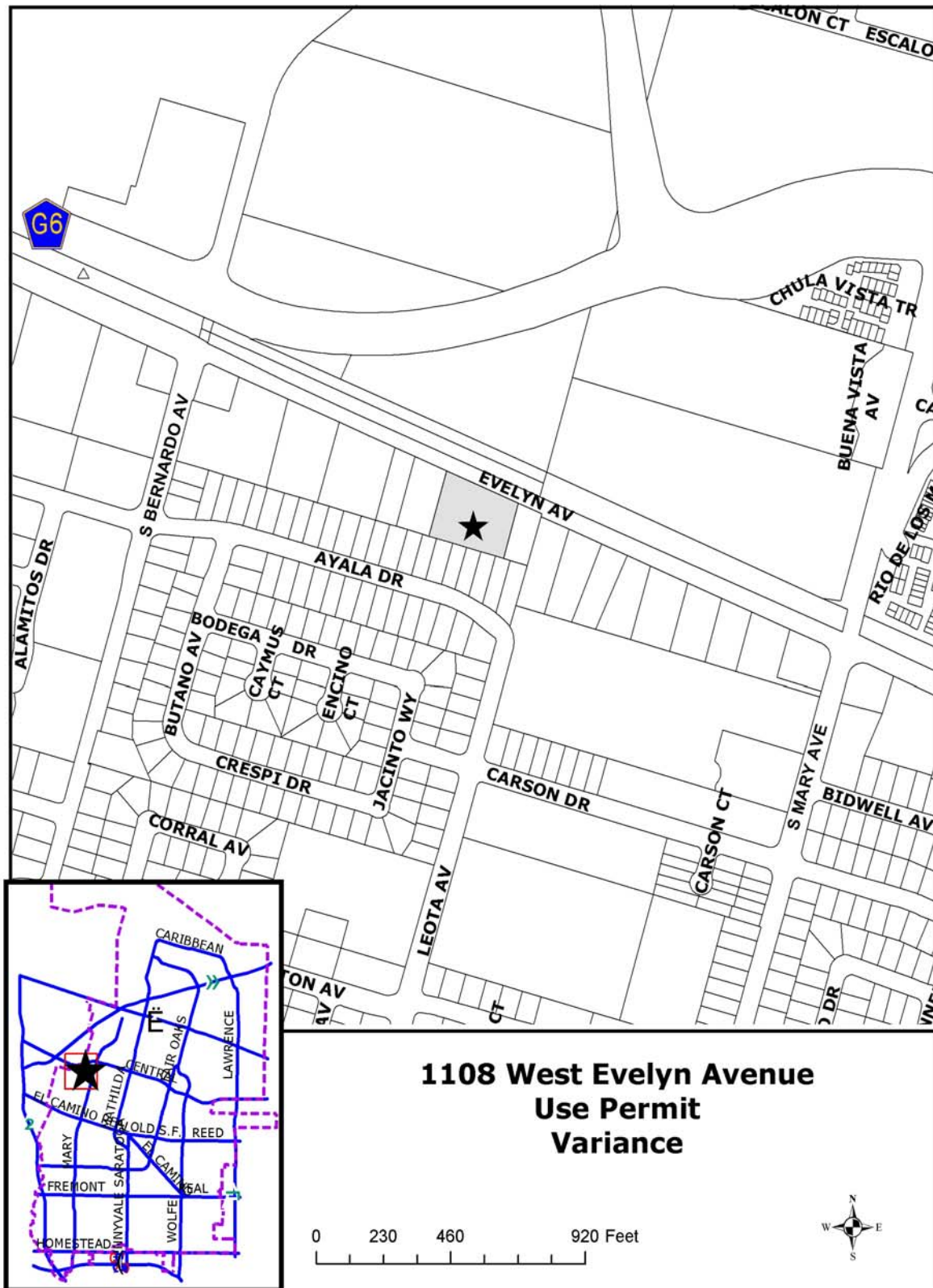
**Surrounding Land Uses**

North	Mobile Home Park across railroad
South	Apartments
East	Nightclub
West	Industrial

**Issues**               Setbacks, 45% Floor Area Ratio

**Environmental Status**       A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**       Approve with Conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Industrial	Same	Same
<b>Zoning District</b>	Industrial and Service	Same	Same
<b>Lot Size (s.f.)</b>	52,925	Same	22,500 min.
<b>Gross Floor Area (s.f.)</b>	15,400	23,836	18,523 without a Use Permit
<b>Lot Coverage (%)</b>	29%	45%	45% max.
<b>Floor Area Ratio (FAR)</b>	29%	45%	35% without a Use Permit
<b>No. of Buildings On-Site</b>	1	1	N/A
<b>Building Height (ft.)</b>	20' 6"	20' 6"	75' max.
<b>No. of Stories</b>	1	1	8 max.
<b>Setbacks (facing prop.)</b>			
• <b>Front</b>	28'	Same (addition setback 35')	35' min.
• <b>Left Side</b>	125'	78'	0 min. (20' combined setback)
• <b>Right Side</b>	0'	Same	0 min. (20' combined setback)
• <b>Rear</b>	60'	31' 6"	100' min. (adjacent to residential uses)
<b>Landscaping (sq. ft.)</b>			
• <b>Total Landscaping</b>	2,987	12, 595	10, 585 min.
• <b>Frontage Width (ft.)</b>	3'	15'	15 ft. min.
• <b>Buffer (ft.) Adj. Residential</b>	0'	10'—31' 6"	10 ft. min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• % of Parking Lot			20% min.
• Parking Lot Area Shading (%)	N/A	50%	50% min. in 15 years
• Water Conserving Plants (%)	N/A	70%	70% min.
<b>Parking</b>			
• Total No. of Spaces	57	45	44 min.
• No. of Standards	55	21	21 min.
• No. of Compacts / % of total	0	22	22 max
• No of Accessible	2	2	2 min.
• Bicycle Parking	0	2 Class I + 2 Class II	2 Class I + 2 Class II Min.

## ANALYSIS

### Description of Proposed Project

The proposed project is for 6,438 square foot extension to an existing 15,400 square foot industrial building located at 1108 West Evelyn Avenue. The proposed addition would result in a 45% Floor Area Ratio (FAR). All proposed additions to industrial sites that exceed 35% FAR require a Use Permit. Buildings greater than 40% FAR require review and approval of a Use Permit by the City Council. The proposal would enclose existing chemical storage areas and add additional manufacturing space.

### Background

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1998-1169	One Year Extension for Use Permit/Variance for building extension	Staff / Approved	10/26/98

File Number	Brief Description	Hearing/Decision	Date
1996-0560 & 1996-0561	Use Permit for building extension and Variance from Setback Requirements	City Council / Approved	10/29/96
1982-0489	Use Permit for a Waiver of Screening	Planning Commission / Approve	8/13/82

### **Environmental Review**

A Negative Declaration has been prepared in compliance with the California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment 3, Initial Study).

### **Use Permit/Variance**

**Use:** The site is currently utilized by a manufacturer of printed circuit boards. The proposed additional floor area would allow additional manufacturing and storage area for the business. Additional area will also be allocated to general office use. As mentioned in the project description, the addition to the existing building requires a Use Permit due to increased Floor Area Ratio of the site (45%). Attachment A includes criteria used to evaluate projects that request a higher Floor Area Ratio.

**Site Layout:** The current layout consists of a 15,400 square foot industrial building, built in 1959, on a rectangular shaped lot facing Evelyn Avenue to the north. The site maintains non-conforming front and rear yard setbacks. Sunnyvale Municipal Code (S.M.C.) requires a 35 foot front yard setback for lots that front a public street larger than 86 feet wide. At the closest point the current building is positioned 28 feet from the front property line. The proposed addition would meet the required 35 foot front yard setback as noted on the site plan (Attachment #4). S.M.C. section 19.34.070 requires a 100 foot setback for properties adjacent to residential uses. An apartment complex is located directly south of the subject site. The existing building is positioned 60 feet from the southerly property line. The proposed building extension would encroach into this setback by 28 feet and 6 inches for a rear setback of 31 feet and 6 inches; therefore requiring a Variance. The current building, including the proposed addition, meets the 20 foot combined side yard setback requirement as noted in the "Data Chart" on page 3.

The lot is approximately 265 ft x 200 ft and is considered shallow based on the increased front and rear yard setbacks. A building that conforms to setback requirements could be up to 15,680 square feet (30% FAR for the site). If

driveways are added to access the side and rear parking of the site, the building could total approximately 13,625 s.f. (See Attachment D, page 6 of 6)

A trash enclosure will be relocated towards the front of the site near the main entrance to the parking area. Although the enclosure will be more visible from the public street, it is located further away from residential uses. The location provides improved access for trash pick-up service and lessens disturbance to site circulation.

The following Guidelines were considered in analysis of the project site design.

<b>Industrial Design Guidelines (Site Layout)</b>	<b>Comments</b>
<i>A1. New development shall enhance the character of its surrounding area through quality architecture, and landscaping and appropriate site arrangement.</i>	The proposed plan enhances the site and surrounding area through improved site design and upgrades to landscaping and building architecture.
<i>B3. When located adjacent to residential uses, all service areas such as loading, trash enclosures, outside storage, and ground and roof equipment shall be located away, or at a minimum, totally screened from residential uses.</i>	The proposal includes loading and trash collection areas located towards the front of the site and away from the adjacent residential use. The chemical storages areas would be enclosed within the new structure.

**Architecture:** The existing building is considered a typical tilt-up industrial design as found throughout the City. The proposed addition will match the current building in terms of material and scale. The completed building will be re-painted and include alternative colors. Per Condition of Approval #11, the selected colors and materials will be subject to review and approval by the Director of Community Development. The proposal also includes improved screening of existing equipment positioned on the roof of the building. The building currently contains unscreened equipment that either does not meet current screening requirements of the Municipal Code or has been approved through a "Waiver of Screening" permit (Miscellaneous Permit) in the past. The total height of the building is 20'6" with screening. The new metal screening would be painted a light gray color.

The following Guidelines were considered in the analysis of the project architecture.

<b>Design Policy or Guideline (Architecture)</b>	<b>Comments</b>
<i>E7. The color and material of building additions shall be coordinated with those of the principal building.</i>	The proposed addition will match the current building with respect to color and material. The final colors of the structure shall be subject to staff review per Condition of Approval #11.
<i>B2. Roof equipment shall be fully screened by parapets, roof screens or equipment wells</i>	The site had previously approved permits for screening waivers. This project proposed to screen all roof equipment from public view with a new parapet.

**Landscaping:** The site does not meet current requirements for 20% landscaping. The proposal would considerably upgrade landscaping to meet this requirement. A significant portion of this landscaping will be located at the rear of the site which provides a buffer to the adjacent residential uses to the south. This landscape area includes a water feature and a picnic table area for employees. Additional landscaping is positioned at various locations of the site including parking areas of the site. The proposal meets Sunnyvale Municipal Code 19.38.070(d) that requires 50% of the parking areas to be shaded within 15 years. An area located towards the front of the lot between parking areas will also include increased landscaping.

The following Guidelines were considered in analysis of the project landscaping.

<b>Industrial Design Guidelines (Landscape)</b>	<b>Comments</b>
<i>A2. All areas not in use by structures, driveways, and parking spaces shall be properly landscaped.</i>	The project will upgrade the currently deficient site with new landscaping in all areas that are not utilized by structures of parking and driveway areas.
<i>B3. When industrial buildings are located adjacent to residential uses, a minimum 10 foot wide landscape strip with a minimum 8 foot high masonry wall shall be provided.</i>	The proposal includes a 31 foot and 6 inch landscape buffer between the building and the adjacent residential use to the south. A ten foot landscape buffer is provided at the parking lot side of the site. Additionally, the proposal includes an eight foot masonry wall.

**Parking/Circulation:** Industrial uses require a minimum 1 space per 500 square feet of floor area. The proposal reduces parking for the site by 12 spaces. Nonetheless, the site exceeds parking standards by one space. This particular site provides 45 spaces where 44 are required. The majority of the parking spaces are located at the eastern portion of the site. Additionally, staff recommends Condition of Approval #14 requiring 2 Class II facilities (bike racks) provided on site per VTA standards.

The site currently consists of three separate entrances into the property. The entrance located towards the northeastern boundary of the site provides primary access to the employees of the site. During off-business hours this area remains closed through the use of a gate. Additional driveways enable access to additional parking and a loading area for the building.

The following Guidelines were considered in analysis of the project parking and circulation.

<b>Industrial Design Guidelines (Parking/Circulation)</b>	<b>Comments</b>
<i>The Design of parking and circulation in industrial areas shall provide maximum vehicle and pedestrian safety and shall be sensitive to the surrounding non-industrial uses.</i>	The previously approved Use Permit allowed a parking area directly adjacent to the residential use. The proposed project adequately separates this area with landscaping.

**Stormwater Management:** This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing one acre or more of area; however, per Condition of Approval #26, the project will incorporate “Best Management Practices” (BMPs) to reduce stormwater runoff on the site.

**Easements/Undergrounding:** All utilities shall be placed underground per Condition of Approval #20.

### **Transportation Impact Fee**

The project is subject to a Transportation Impact Fee as specified by Condition of Approval #22. This fee is subject to change July 1, 2005.

### **Housing Mitigation Fee**

All projects that result in high intensity industrial development are required to mitigate the demand for affordable housing created by the development. Since



a Use Permit is required to allow the higher Floor Area Ratio, a “Housing Mitigation Fee” is required (Condition of Approval #23).

### **Compliance with Development Standards**

The site complies with all development standards with the exception of front (existing) and rear yard setbacks. The exception to the rear yard setback requires the approval of a Variance. As noted previously, all projects located in an Industrial Zoning District exceeding 40% Floor Area Ratio, require City Council review.

In 1999, the City established a development pool to draw from when office/industrial projects proposed to exceed 35% Floor Area Ratio. The pool has been updated since the adoption of the Moffett Park Specific Plan. The current available square footage in the pool is approximately 2.4 million square feet. If approved the project would require 6,438 s.f. from this pool.

### **Expected Impact on the Surroundings**

The proposed addition to the industrial building will have a slight visual impact to the street. Overall, the aesthetics of the site will be much improved with the renovated and repainted structure, and increased landscaping. An earlier approved plan that allowed a 45 percent lot coverage and extension of the existing non-conforming rear yard setback included parking areas located toward the rear, deficient landscaping and less architectural upgrades to the site. The applicant has indicated that the previously approved site arrangement was not viable for the business, and a new design was necessitated. Staff finds that the newly proposed plan improves the site considerably from an earlier design and the current layout.

### **Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings based on the justifications for the Use Permit and Variance.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 70 notices mailed to the property owners and tenants within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

**Alternatives**

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1. Adopt the Negative Declaration and approve the Use Permit and Variance with attached conditions.
2. Adopt the Negative Declaration and approve the Use Permit and Variance with modified conditions.
3. Adopt the Negative Declaration and do not approve the Use Permit and Variance with attached conditions
4. Do not adopt the Negative Declaration and direct staff as to where additional environmental analysis is required.

**Recommendation**

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Recommend Alternative 1 to the City Council.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Reviewed by:

Trudi Ryan  
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Negative Declaration
- D. Site and Architectural Plans
- E. Letter from the Applicant
- F. Site Photos

### **Recommended Findings - Use Permit**

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1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

#### **Land Use and Transportation Element**

***Action Statement C1.1.3. Require appropriate buffers, edges and transition area between dissimilar neighborhood and land uses.***

The project will create a more compatible buffer between the two dissimilar uses with increased landscaping in the form of trees and ground cover.

***Policy C4.3 Consider the needs of the business as well as residents when making land use and transportation decisions.***

***Policy 4.4. Encourage sustainable industries that emphasize resource efficiency, environmental responsibility, and the prevention of pollution and waste.***

The propose project would allow expansion of an important manufacturing business within the city and improvement to the immediate area through upgrades to the existing building and site through significant landscaping. The project would achieve a more safe and efficient business at the site.

***Action Statement N1.8.1 Require high quality site, landscaping, and building design for higher intensity industrial development.***

The higher intensity industrial development includes significant upgrades to the current building design and landscaping on site.

***Action Statement N1.1.1 Limit the intrusion of incompatible uses and inappropriate development into City neighborhoods.***

The proposed project would result in allow the expansion of an industrial use adjacent to residential use. However, the project would enhance the buffer area between the two uses.

#### **Socio-Economic Element**

***Policy 5.1B.1 Provide existing employers with opportunities to expand employment within land use constraints and in accordance with regional planning goals.***

The proposed project would allow an existing company to expand and remain at its current location in Sunnyvale while upgrading the site to meet current Municipal Code standards.

2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District because the proposed project will enhance the surrounding area in terms of aesthetics and noise through on-site improvements to landscaping and building design.
3. Certain development in excess 35% floor area ratio (FAR) in Industrial Zoning Districts (M-3 or M-S) requires approval of a Use Permit. To assist the decision makers in considering higher FAR developments, the following review criteria will be used:

Review Criteria	Discussion/Explanation
<b>CATEGORY I: COMMUNITY CHARACTER</b> addresses the issues of land use and transportation capacity and neighborhood compatibility within the context of an overall City image.	
<b>A.</b> Is there sufficient current and future land use and transportation capacity to incorporate this project?	There is approximately of 2.4 million s.f. in the development pool; this project would utilize 6,438 s.f.
<b>B.</b> Does project use and design contribute positively to a City image and community character that reflects current and future “high-tech” Silicon Valley?	<p>The proposal will upgrade the existing building as well as the site. The exterior and interior of the buildings will be renovated and will enhance the surrounding area.</p> <ul style="list-style-type: none"> <li>• A portion of the 6,438 square foot area will be spread out on the southwest side of the building. This will give a uniform line to the existing but non-continuous building line at the back. This will also help scale down the elevations from Evelyn Avenue, a major transit road, and provide for better streetscape elevations.</li> <li>• The inclusion of a landscape area, approximately 179' x 31' at the rear will enhance the micro-environment at the site and improve the corporate image needed for the business standing. This area can function as an effective screening of the building for the neighboring residential use behind the site as well improve the quality of the environment for the workers at the site. This area will include trees and a water feature for employees to enjoy during breaks from work.</li> <li>• The applicant notes that the addition will help improve the quality of natural light into the building.</li> </ul>

Review Criteria		Discussion/Explanation
C.	Does the project include minor upgrading of the building for safety or special function purposes?	<p>The applicant states that <i>the proposed plan considerably upgrades the building for safer and effective/efficient manufacturing operations.</i></p> <ul style="list-style-type: none"><li>• <i>Safer Chemical Storage – All the chemical storage and waste treatment is consolidated and located closer to the “Plating” area with a new level entrance, which makes it safer for the employees who handle chemicals.</i></li><li>• <i>The main exit out of the building will now be straight (without a bend).</i></li><li>• <i>Additional emergency exits add safety provisions for the employees working in the building.</i></li><li>• <i>Due to area redistribution, all the entrances to the parking as well as to the building can now be secured entrances, making the building safer for employees.</i></li></ul>
D.	Have potential adverse impacts on nearby land uses been avoided, minimized or mitigated?	<ul style="list-style-type: none"><li>• The new eight foot high masonry wall and landscaped area will serve as a buffer between the site and the residential uses located behind the site. The residential building is located approximately 111 feet from the proposed building on the subject site. The new 31' x 179' densely landscaped area screens any possible negative aesthetic impact from the residential site. The result of the proposed addition should greatly benefit the subject site and view from adjacent neighbors in terms of aesthetics and noise.</li></ul>

Review Criteria	Discussion/Explanation
<b>CATEGORY II: ENVIRONMENTAL: TRAFFIC AND AIR QUALITY</b> focuses on the ability of a proposed project to avoid, minimize or mitigate City-wide and local traffic and air quality impacts.	
<b>E.</b> Does the project avoid or mitigate significant effects on the regional or City-wide roadway system? Is the project sited to avoid impacts on constrained intersections or roadway segments?	<ul style="list-style-type: none"> <li>The proposed project is subject to a Transportation Impact Fee that will be required at time of Building Permit Issuance.</li> </ul>
<b>F.</b> Are potential air quality impacts mitigated?	<ul style="list-style-type: none"> <li>The proposed plan would enclose existing chemical storage tanks</li> </ul>
<b>G.</b> Does the project provide opportunities for appropriate on-site retail/support services and amenities to minimize mid-day vehicle trips?	N/A
<b>H.</b> Does the project provide mixed uses on the site to complement the primary use and adjacent land uses?	N/A
<b>I.</b> Is the project located in close proximity to a light rail or Cal-Train station, and/or other convenient transit stops?	The site is 1.1 miles from the Sunnyvale Caltrain station; and less than a mile from the Evelyn light rail station. A bus stop is located less than a quarter mile from the site which provides transportation to and from the Caltrain station.
<b>J.</b> Can identifiable and measurable negative impacts on City infrastructure and services be mitigated?	N/A
<b>K.</b> Is a Transportation Demand Management program planned for the site? Does it reduce traffic general and promote transit use?	The majority of the proposed addition is for manufacturing and chemical storage use. These uses are considered less dense in terms of employees needed for office use.



Review Criteria	Discussion/Explanation
<b>CATEGORY III: SITE DESIGN AND ARCHITECTURE</b> addresses several components of site design and architecture; focusing on the visual features and aesthetics, techniques to reduce the bulk and mass of the buildings, ways to reduce the amount of surface parking on the site.	
<b>L.</b> Does the project demonstrate exemplary architecture and design through: <ul style="list-style-type: none"> <li>• use of unique and/or high quality building materials, singly and in combination</li> <li>• state of the art design and materials</li> <li>• introduction of significant, innovative and noteworthy architectural forms and elements <ul style="list-style-type: none"> <li>• special or unique features of the site plan design and implementation</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• The existing building is considered of typical tilt-up industrial design; however, the new proposal includes an upgrade to the exterior and interior of the building. The proposal would renovate the existing building and provide much needed equipment rooftop screening. The building will be also be repainted and provide a much improved view from the street and adjacent properties. The incorporation of landscaping improves the site significantly from a current layout that is deficient in these aspects.</li> </ul>
<b>M.</b> Does the project complement the City image and community character currently primarily low profile with a less intensive development density?	<ul style="list-style-type: none"> <li>• The existing building is not considered reflective of the community character. The building addition will allow improvements subject to review by City staff.</li> </ul>
<b>N.</b> Does the site plan reduce the bulk and mass of the buildings on the site? Are the following techniques and others used in a creative and resourceful way? <ul style="list-style-type: none"> <li>• Façade and roofline variations</li> <li>• Reduction in the building footprint and significant increase of landscaping required by Zoning Code</li> </ul> Substantially greater setbacks than required by the Zoning Code.	<ul style="list-style-type: none"> <li>• The proposal improves the aesthetics of the site by enclosing equipment area that currently exists. Additionally, the plan upgrade landscaping and the view from apartment uses located behind the site.</li> </ul>

Review Criteria		Discussion/Explanation
<b>O.</b>	Does the site plan include techniques to reduce non-point source pollution?	<ul style="list-style-type: none"> <li>The proposal supplements the existing wastewater treatment system on-site with a recirculating and regulating resin waste water system, thereby reducing the amount of wasted treated discharge. Although the site does not disturb over an acre of impervious surface, the project will incorporate “Best Management Practices” to reduce storm water runoff on the site.</li> </ul>
<b>P.</b>	Is a reduction in the amount of surface parking achieved? <ul style="list-style-type: none"> <li>Significant reduction in the number of surface parking spaces</li> <li>Provision of structured parking and/ or underground parking</li> <li>Introduction of a landscape reserve that can be converted to parking on an as-needed basis, or as a permanent park.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed project reduces the number of parking spaces on site. The site will still comply with the required amount of parking needed for the current use of the site. Additional area will be allocated for the parking of bicycles.</li> </ul>
<b>Q.</b>	Is the site comprehensively planned through the creation of a Master Plan or Site Specific Plan? Has a long term development plan been prepared that allows phasing of the project based on implementation of improvements and mitigations?	N/A
<b>R.</b>	How is the calculation of the “effective” FAR being conducted? Does the size of the project warrant a different method of calculating the FAR?	<ul style="list-style-type: none"> <li>The proposed addition is predominantly allocated to a manufacturing use which is considered a less intensive to office uses in terms of employee density.</li> </ul>

Optional Information	Discussion/Explanation
<b>CATEGORY IV: ECONOMIC, FISCAL AND COMMUNITY BENEFIT</b> identifies the need to relate the project to the economic prosperity program of the City, potential impact on the City, the relationship to the local economy and employment in terms of the types and numbers of jobs likely to be generated by the project and other features of the development that will result in an overall positive community benefit. The following questions provide examples of how benefit can be described. Please respond to as many as apply.	
<b>1.</b> Does the project implement the goals of the Economic Prosperity Program?	<ul style="list-style-type: none"> <li>• <i>Goal - Retention of Jobs: Actively promote the City to companies that will create jobs for Sunnyvale residents.</i></li> <li>• <i>Goal - Local Service Businesses: To preserve opportunity for profitable operation of those small local businesses which provide critical support services to other business and to residents.</i></li> <li>• The proposed project would promote retention and expansion of the company and dissuade relocation to another community.</li> </ul>
<b>2.</b> Does this project have a significant net positive fiscal impact over the next 5-20 years?	<ul style="list-style-type: none"> <li>• In fiscal year 2003, Sierra Circuits Inc. (Sierra Proto Express) had revenue of 13.8 million dollars. Through the expansion of this business and currently leasing 14,000 square feet of space in nearby building, 1080 and 1062 West Evelyn Avenue, projections expect business to double in the 2006 business year.</li> <li>• The total no. of employees in 2003 were 100 (40 salaried, 60 direct labor, hourly employees) and projection for 2006 is 200 (80 salaried and 120 direct labor, hourly employees).</li> <li>• The direct labor jobs are highly skilled jobs that after initial training period, these employees earn over \$12/hour.</li> </ul>

Optional Information		Discussion/Explanation
3.	Does the project include the provision of on-site corporate headquarters and/or a "point of sale" office?	<ul style="list-style-type: none"> <li>Yes, the corporate headquarters and sales are located in nearby leased buildings in Sunnyvale.</li> </ul>
4.	To what extent does this project provide resident and/or youth employment opportunities both now and in the future?	<ul style="list-style-type: none"> <li>The applicant indicates that they are highly motivated by hiring people from both categories. The company has plans to work with local schools in employment and special training opportunities.</li> </ul>
5.	Do the anticipated types and numbers of jobs complement the current and desired future job profile in Sunnyvale?	<ul style="list-style-type: none"> <li>The project would help provide and additional industrial and manufacturing related jobs that are critical to the current and growth of job expansion within the City.</li> </ul>
6.	To what degree do the proposed jobs generate related jobs and services in Sunnyvale?	<ul style="list-style-type: none"> <li>Although minor, the proposed jobs will generate additional demand to related services.</li> </ul>
7.	The project is intended primarily for a single user or has common/shared management (Action Statement C4.2.2.)	<ul style="list-style-type: none"> <li>It is a single user project.</li> </ul>
8.	Can the applicant identify other community benefits that could be attributed to the proposed project?	<p>The applicant states:</p> <ul style="list-style-type: none"> <li><i>Sierra Protoexpress has been recognized to be the best in 4 out of 5 consecutive years when the contest was held.</i></li> <li><i>Sierra Circuits is one of the top 25 family owned companies in the Silicon Valley as judged by the San Jose Business Journal.</i></li> <li><i>Sierra Circuits was also one of the top ten minority business in the year 1998.</i></li> <li><i>The growth in Sierra Circuits is going to occur through unique proprietary technologies, which enhance the competitiveness and functionality of the products using PC Boards manufactured by Sierra Circuits Inc.</i></li> <li><i>The reputation of Sierra Circuits in the PC Board industry is excellent and can only enhance the image of Silicon Valley and the City of Sunnyvale.</i></li> </ul>

**Recommended Findings - Variance**

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1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner of privileges enjoyed by other properties in the vicinity and within the same zoning district. At the time the site was developed, the building met current setback requirements. There are a mix of properties in the area that do not meet current setback requirements. The project site is located on a lot that has considerably less depth than many of the neighboring lots located east and west of the site with the exception of one lot adjacent to the west. This circumstance limits the area that the site can be developed in an effort to meet setback requirements. If the proposed addition was built to meet current setback, the allowable area that could be added would be approximately 7,250 square feet. However, much of this area is not considered feasible, due to inadequate circulation and parking that would result. By allocating building area to other sections of the building, the current layout would provide adequate circulation and parking for the site, while also providing a less dominant visual impact to the street.
2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district. Adjacent residential properties will have an enhanced environment with the addition of the 31'6" landscape and relocation of trash enclosure. Hazardous materials would be enclosed and no closer to the residential property. The proposed project will enhance the site and positively impact the uses within the vicinity in terms of aesthetics and noise.
3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district. The subject site has limited ability to expand due the depth of the lot and current positioning of the building. The entire length of properties on the south side of West Eveyln Avenue between Mary Avenue and Bernardo Avenue is zoned Industrial and Service (M-S). Many of these sites appear to meet the required 100 foot setback distance, due to either larger lot depth or current position of the building on the lot.

### **Recommended Conditions of Approval - Use Permit & Variance**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

#### **GENERAL**

1. Execute a Use Permit document prior to issuance of a building permit.
2. If not exercised, this Use Permit and Variance shall expire two years after the date of approval by the final review authority.
3. Reproduce the conditions of approval on the plans submitted for building permits.
4. Any major use, site or architectural modifications shall be treated as an amendment to the original approval, and shall be subject to approval at the public hearing before the Planning Commission. Minor modifications may be approved by the Director of Community Development.
5. The Variance shall be valid only in conjunction with an approved Use Permit.
6. The general property shall remain clean and free of debris and garbage.
7. The building façade shall be maintained in good condition.
8. Obtain a separate sign permit for any proposed signs associated with this business.
9. No vehicles or trash bins shall be placed within the two driveway access of the site at any time.

#### **BUILDING DESIGN**

10. All exterior architectural details that are included in the plans reviewed by the Planning Commission shall be included in the final building plans.

11. Submit exterior materials and colors for review and approval by the Director of Community Development prior to issuance of a Building Permit.

### **LANDSCAPING AND SITE PLANS**

12. Landscape and irrigation plans shall be submitted for review and approval by the Director of Community Development prior to the issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
  - a. A minimum of 5 fast growing 24-inch box medium sized trees shall be planted on site to mitigate the removal of existing trees; in addition to other required trees.
  - b. Ground cover shall be planted so as to ensure full coverage eighteen months after installation.
  - c. All areas not required for parking, driveways or structures shall be landscaped.
  - d. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.
  - e. Provide stormwater infiltration to landscaping areas from roof drains; show method on plans prior to issuance of a Building Permit.
  - f. Provide vines along perimeter and security fencing on-site where appropriate.
13. Submit details and specifications of all exterior lighting to be used on site for review and approval by the Director of Community Development.

### **PARKING**

14. Two Class I and two Class II bicycle parking areas shall be provided on-site. The location of these parking areas shall be approved by the Director of Community Development prior to issuance of a building permit.
15. The site shall provide two handicap accessible spaces.

### **SOLID WASTE & RECYCLING**

16. All recycling and solid waste shall be confined to approved receptacles and enclosures. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for review and approval.

**PUBLIC WORKS**

17. Provide a topography map indicating all existing features/ water/ sewer, drainage main lines in the street, water meter, driveways, sidewalk, PG&E, telephone and cable lines, sewer lateral and water lines entering the lot, etc.
18. Clearly identify utility services for the building.
19. Provide civil plans to Public Works Department/Engineering, for review and approval.
20. Underground all existing overhead lines, electrical, telephone and cable TV.
21. Replace asphalt patch in public sidewalk per City standards.

**MITIGATION FEES**

22. The project is subject to a Transportation Impact as required by Sunnyvale Municipal Code Section 3.50.050.
23. The project is subject to a Housing Mitigation as required by Sunnyvale Municipal Code Section (SMC 19.22).
24. Prior to the issuance of a grading permit, a "Blueprint for a Clean Bay" shall be submitted and approved by the City.

**STORMWATER MANAGEMENT**

25. An Impervious Surface Data Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
26. The project shall incorporate "Best Management Practices" (BMPs) within the site to reduce stormwater runoff of the site. These practices shall be included in plans submitted for a Building Permit.